

**City of Chicago  
Department of Housing and Economic Development**

**STAFF REPORT  
TO THE  
COMMUNITY DEVELOPMENT COMMISSION  
REQUESTING DEVELOPER DESIGNATION  
SEPTEMBER 10, 2013**

**I. PROJECT IDENTIFICATION AND OVERVIEW**

Project Name:	UCAN's Chicagoland Institute for Transforming Youth (CITY)
Applicant Name:	Uhlich Children's Advantage Network (UCAN)
Project Address:	3600 W. Fillmore Street
Ward and Alderman:	24 <sup>th</sup> Ward, Michael Chandler
Community Area:	North Lawndale, Number 29
Redevelopment Project Area:	Homan/Arthington TIF
Requested Action:	TIF Developer Designation
Proposed Project:	Construction of UCAN's corporate and program headquarter offices and a therapeutic youth home
TIF Assistance:	\$2,500,000

**II. PROPERTY DESCRIPTION**

Address:	3600; 3615; 3621; 3705 W. Fillmore Street, 1001 S. Independence Blvd and 1106-1112 S. Central Park Avenue
Location:	Area bounded by Independence Blvd on the west, Burlington Northern Railroad on the south

Tax Parcel Numbers:	16-14-321-008; 16-14-321-009; 16-14-325-011; 16-14-325-048; 16-14-325-049; and 16-14-325-047
Land Area:	Approximately, 308,324 square feet or 7.08 acres
Current Use:	The property is a vacant unimproved site
Current Zoning:	PD-535; Residential Business Planned Development
Proposed Zoning:	Same
Environmental Condition:	A Phase I environmental assessment was prepared for all but the City-owned property in 2011. In 1996, a comprehensive Phase II assessment was done and remedial actions took place. A No Further Remediation (NFR) letter was granted by the Illinois EPF on May 14, 1998. The City may require the developer to prepare a Phase I report for the City-owned site.

### **III. BACKGROUND**

The entire development site will be located on the 3700 block of West Fillmore Street and all of the land will be utilized for the development of a multi-building transitional living facility and headquarter offices for UCAN. The entire development site is approximately 7.08 acres and is divided into two noncontiguous land parcels, containing 5.67 acres, a 1.30 acre segment of Fillmore Street situated between Central Park Avenue and Independence Boulevard that is to be vacated, and the 4,950 square foot City-owned vacant parcel at the southeast corner of the site. The site was approved as a Planned Development (PD) by City ordinance on October 5, 2011.

The development site is located in the North Lawndale Community. The site has been vacant for over twenty-five years and was formerly used for various operations for the Sears, Roebuck and Company. Land uses in the immediate area are predominately residential and community oriented with some retail and industrial uses. There is a high number of vacant undeveloped land with a building mix of older low-rise masonry structures. Between 1988 and 2011, a mix of over 350 housing units was developed two blocks north in Homan Square.

1106-1112 S. Central Park Avenue was subject to a previous CDC action on June 11, 2013. The CDC approved resolution number 13-CDC-18, Authorization to enter into a negotiated sale with Uhlich Children's Advantage Network (UCAN) for disposition of said City-owned property. The sale was also approved by City Council on September 11, 2013.

#### **IV. PROPOSED DEVELOPMENT TEAM**

**Development Entity:** UCAN opened its doors as an orphanage in 1869. UCAN, a 501c3 organization, provides social services that include: a therapeutic youth home, clinical and counseling services, foster care placement, transitional and independent living programs, violence prevention and youth empowerment programming and workforce development, just to name some of the multi-faceted services they provide. In 2012 they served approximately 13,683 clients.

UCAN's current therapeutic youth home located at 3730 N. Mozart, built in the 1920's no longer meets the needs and functionality of their programming. Remolding was considered but it was not cost effective nor would the building meet the future needs of the program. Their youth home provides a structured, stable and therapeutic living arrangement for approximately 60 children in the care of the Department of Children and Family Services. The home works primarily with children and young adults between the ages of 7-18 who have histories of severe trauma, abuse and neglect.

Mr. Thomas Vanden Berk, the Chief Executive Officer has been the leader of UCAN since 1987. UCAN's principles include; Zachary Schrantz, President/Chief Operating Officer, Scot McCormick, Chief Financial Officer, Barbara West Stone, Chief Development Officer, Claude Robinson, Executive Vice President of External Affairs and Diversity, Laura Angelucci, Vice President of Administration and Scott Gebar, IT manager.

UCAN has five Board of Directors, seventeen board members and three ex-officio members. The current board of directors are; Judith Rice, Chair, Fred Reid, Vice Chair, Jeffrey Palan, Vice Chair, Gary Fennessy, Treasurer and Krista Rivers, Secretary.

UCAN is a \$36 million organization with 500 plus employees serving 13,500 individuals in Illinois annually. UCAN receives financial support from government contracts and grants, private donations and other income. UCAN has received donations from such organizations as Boeing; BMO Harris Bank, Northern Trust, The Chicago Community Trust, The Joyce Foundation and Target to name a few. Attached for your review is UCANs 2012 annual report.

**Consultants:** Neal and Leroy, Attorney, Johnson & Lee, Architect, Jones Lang LaSalle, Project Manager.

#### **V. PROPOSED PROJECT**

**Project Overview:** The proposed project consists of the new construction of a 7 acre Chicagoland institute for transforming youth (CITY) campus. This development will include two buildings, recreational and open green space, total parking includes 103 spaces. One building

will house a three-story, 54,500 square-foot youth home with a maximum of 70 beds. Each living unit will include small kitchens and group rooms. Plans also include a music room, art therapy room, media room and game room. This building will also have an indoor gymnasium and weight room.

The second building will house a two-story 31,200 square foot program office to provide expanded outreach services focusing on areas case management, family support services, workforce development, clinical and counseling services, mentoring and violence interruption/prevention.

The development will also consist of outdoor recreation space that will include green space and an athletic field. Both buildings will use energy efficient building construction.

The residential portion of the facility will be constructed first, followed within months by the office /program building.

A site plan, floor plans and elevation are provided as exhibits to this report.

**Environmental Features:** The project will be LEED certified and will meet the City's green policy, landscape and storm water management ordinance requirements.

A site plan, floor plans and elevation are provided as exhibits to this report.

## **VI. FINANCIAL STRUCTURE**

This project will be financed by private donations, sale of current UCAN campus, federal and state grants and \$2.5 million in TIF assistance. UCAN will purchase City-owned land for \$1.00.

The Developer will receive \$2,500,000 in TIF assistance, which is 7.2% of the total project cost; including the land write down of \$12,999, previously approved by CDC, the total City assistance is \$2,512,999, or 7.3%. The money will come from the area wide Homan Arthington TIF district funds on hand. The Developer is a not for profit entity so funding a project of this magnitude solely using UCAN capital funds is not feasible, especially as capital funds are needed to maintain operations at UCAN's other locations as well. UCAN has obtained grant funds from the State of Illinois, secured New Market Tax Credits and set aside UCAN private donations in order to fund this new project. UCAN is also using the land sale proceeds from their north side campus and lender financing in order to fund the construction of this facility. The project will not generate any increment as it is tax exempt property owned by a not for profit entity.

The TIF assistance will be granted in five equal payments of \$500,000 each. The first payment will be made when the residential facility is completed and operating; subsequent payments will be made annually, contingent on the facility being completed and continually operating. The TIF funds will not be a source of construction financing and a bridge loan will fill the gap during construction.

## Sources and Uses of Funds

<u>Sources</u>	<u>Amount</u>	<u>% of total</u>
NMTC	\$6,200,000	18.0%
Governor's Gap and DCEO Funds	\$3,500,000	10.2%
IL State Grant	\$6,500,000	18.9%
Private Donations	\$8,875,000	25.8%
Sale of Current UCAN Campus	\$3,000,000	8.7%
Gap Loan; partially taken out by TIF funds	\$6,322,443	18.4%
Total Sources	\$34,397,443	100%

<u>Uses</u>	<u>Amount</u>	<u>\$/sf of Building*</u>
Land Acquisition (City property)	\$1.00	
Land Acquisition (Private Property)	\$2,254,184	\$26.30 psf
Site Clearance and Preparation	\$5,860,663	\$ 68.38 psf
Hard Costs	\$21,519,811	\$251.10 psf
Soft Costs		
Architects Fee (3% of hard costs)	\$648,865	
Legal Fees (.05% of total costs)	\$200,000	
Marketing (0.1% of total costs)	\$40,000	
Owners Rep (1.6% of total costs)	\$556,700	
Furniture/Interior Design (.04% of costs)	\$160,000	
Testing and Inspection (.03% of costs)	\$110,000	
FFE (6.1% of costs)	\$2,087,020	
Specialty Consultants (0.4% of costs)	\$141,500	
Other soft costs (2.48% of costs)	\$818,700	
Total Soft Costs (13.8% of total costs)	\$4,762,785	\$13.84 psf
Total Uses	\$34,397,443	\$401.37 psf

\*Gross building area is 85,700 square feet

## **VII. PUBLIC BENEFITS**

The proposed project will provide the following public benefits.

**Environmental Features:** The project will incorporate LEED features and a green roof.

**Permanent Jobs:** The project is estimated to generate 20 new full and part-time jobs within the first two years, retain 120 full-time jobs, and 200 new and retained part-time jobs for youth. The department's workforce development specialists will work with the developer on job training and placement.

**Construction Jobs:** The project will create up to 350 temporary construction jobs.

**Affirmative Action:** The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 24% by minority-owned business enterprises (MBEs) and 4% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to several associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

**City Residency:** The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

## **VIII. COMMUNITY SUPPORT**

Alderman Michael Chandler endorses the project and has provided a letter of support (see exhibits for copy).

## **IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN**

The proposed project is located in the Homan/Arthington Tax Increment Financing Redevelopment Project Area. The proposed project will satisfy the following goals of the area's redevelopment plan:

- Acquisition of vacant parcels for development;
- Target opportunity sites, meaning large in size or high visibility location, for development;
- Leveraging other funding sources for development;

The implementation strategy for achieving the plan's goals envisions the need to provide TIF financial assistance for the development of this youth residential and youth services facility. The proposed project also conforms to the plan's land use map, which calls for residential development at the subject site.

## **X. CONDITIONS OF ASSISTANCE**

If the proposed resolution is approved by the CDC, HED will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is HED policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action.

Closing will not occur before the City Council has approved the redevelopment agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The documents will include a development timetable.

## **XI. RECOMMENDATION**

The Department of Housing and Economic Development has thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the projects conformance with the redevelopment area plan, and HED recommends that the CDC recommend to the City Council the designation of Uhlich Children's Advantage Network (UCAN) as Developer for the development of a corporate and program headquarter offices and a therapeutic youth home at 3600 W. Fillmore Street.

## **EXHIBITS**

TIF Project Assessment Form  
Redevelopment Area Map  
Neighborhood Map or Aerial  
Survey or Plat  
Site Plan  
Typical Floor Plan  
Front Elevation or Rendering  
Sample M/WBE Letter  
Copies of M/WBE Certified Letter Receipts  
Lenders Letter of Interest  
Community Letters of Support  
Alderman Letter of Support



# 1. UCAN | Homan Arthington | Supportive Housing

**TIF Request (\$2,500,000) | Total Project Cost (\$34,397,443) (7.26% from TIF)**

Ward 24/Ald. Chandler | 1106 S. Central Park | North Lawndale

2015 Ward(s)/Aldermen: Same

## Ec. Dev. Overview

### Project summary

Two buildings will be built at the above location. A 54,500 SF therapeutic youth center featuring housing and therapy services for up to 60 children at a time; all children will be in the care of DCFS due to abuse and neglect issues in the home. Also a 31,200 SF building to be used by UCAN for programs aimed at violence prevention. Developer is seeking TIF assistance to reimburse for acquisition.

### Project details

<b>Project goal:</b>	Reduce youth violence, provide supportive services to at-risk population.
<b>"But for" reason:</b>	UCAN is a non-profit agency. They are using fundraising and grants to complete this project but will not be able to fund the entire project without TIF.
<b>Development team:</b>	<ul style="list-style-type: none"> <li>Ulrich Children's Advantage Network</li> </ul>
<b>Timeline:</b>	<ul style="list-style-type: none"> <li>TIF Task Force First Look July 2013</li> <li>TIF Task Force Final Approval August 2013</li> <li>CDC September 2013</li> <li>Council Intro October 2013</li> <li>Council Approval November 2013</li> <li>Construction complete - 12/2014</li> </ul>
<b>Submitted by:</b>	UCAN - Developer

### Project finance facts

UCAN is financing the project with a combination of grants, donations, property sales proceeds from other parcels and NMTC proceeds.

<b>Financing structure:</b>	<ul style="list-style-type: none"> <li>NMTC</li> <li>DCEO Grant</li> <li>State Capital Grant</li> <li>Private Donations</li> <li>Sale of UCAN property</li> <li>TIF Funds</li> <li>Gap Loan</li> <li>Total</li> </ul>	\$6,879,400 \$3,500,000 \$6,500,000 \$8,018,043 \$3,000,000 \$2,500,000 \$4,000,000 \$34,397,443
<b>Other funding sources:</b>		
<b>Payment disbursement:</b>	\$500,000 at Certificate of Completion of Youth Center; upon completion of program/Office building four annual payments of \$500,000.	
<b>Taxpayer protection provisions:</b>	TBD; possibly Letter of Credit; still negotiating.	
<b>City upside participation:</b>	NA; nonprofit	
<b>Total cost per sq. ft. (\$/sq. ft.)</b>		Youth Home: \$246 / sq. ft. Office/ Program Building: \$221 / sq. ft.
<b>Jobs created (permanent/construction)</b>		15 created / 300 temp construction
<b>Fits in the "Plan for Economic Growth &amp; Jobs"?</b>		Develop and Deploy Neighborhood Assets



# UCAN City Campus

## 2009 Aerials

DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT  
OFFICE OF CITY PLANNING  
COMMUNITY DEVELOPMENT  
DIVISION

10/10/2009 10:10 AM

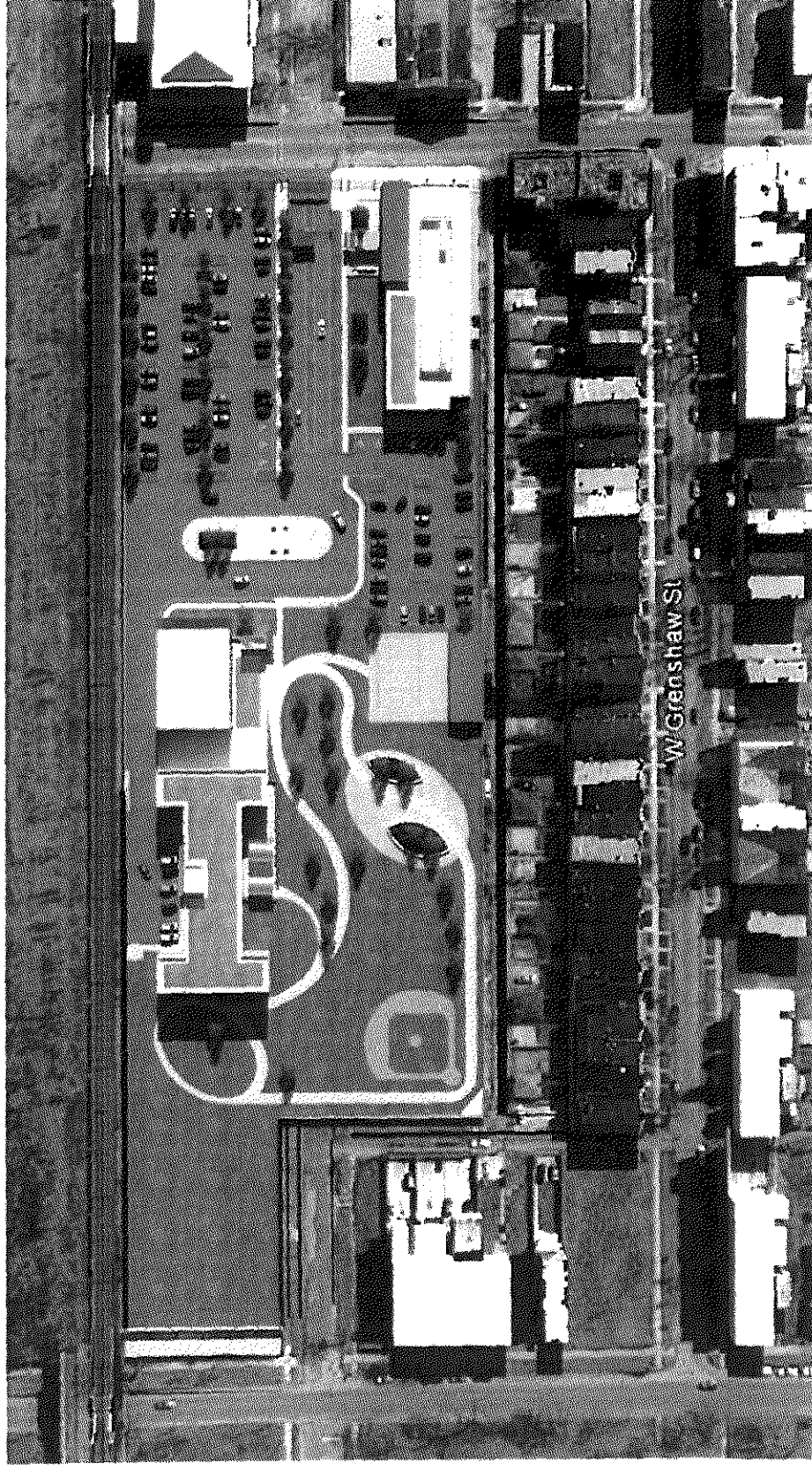


Legend

UCAN Development Site  
City Owned Property

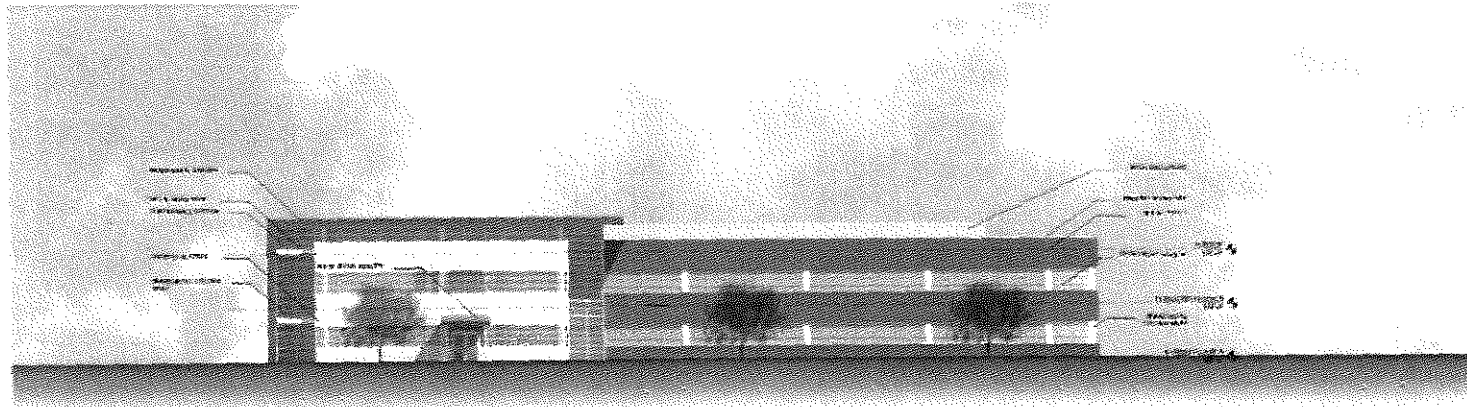


# Campus Site Plan

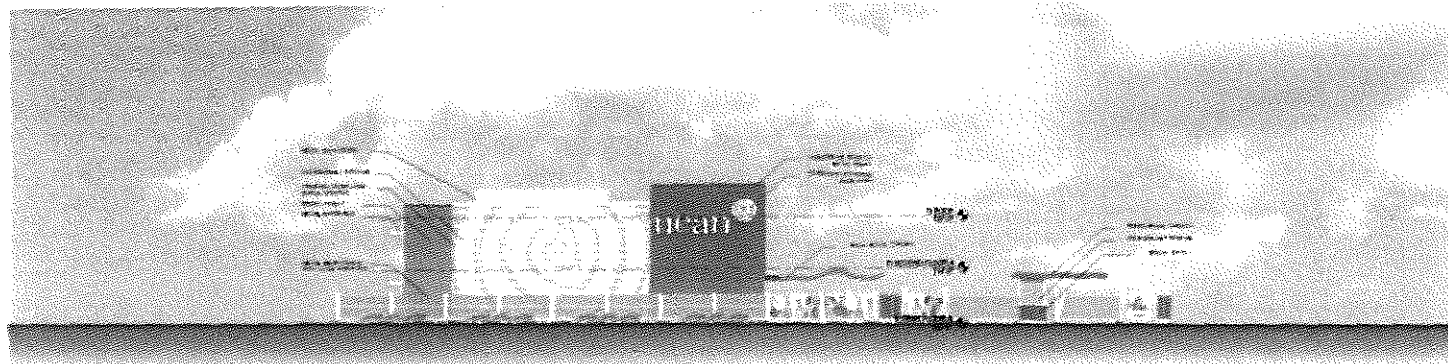


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## Program Services & HQ Building – North & East Façades



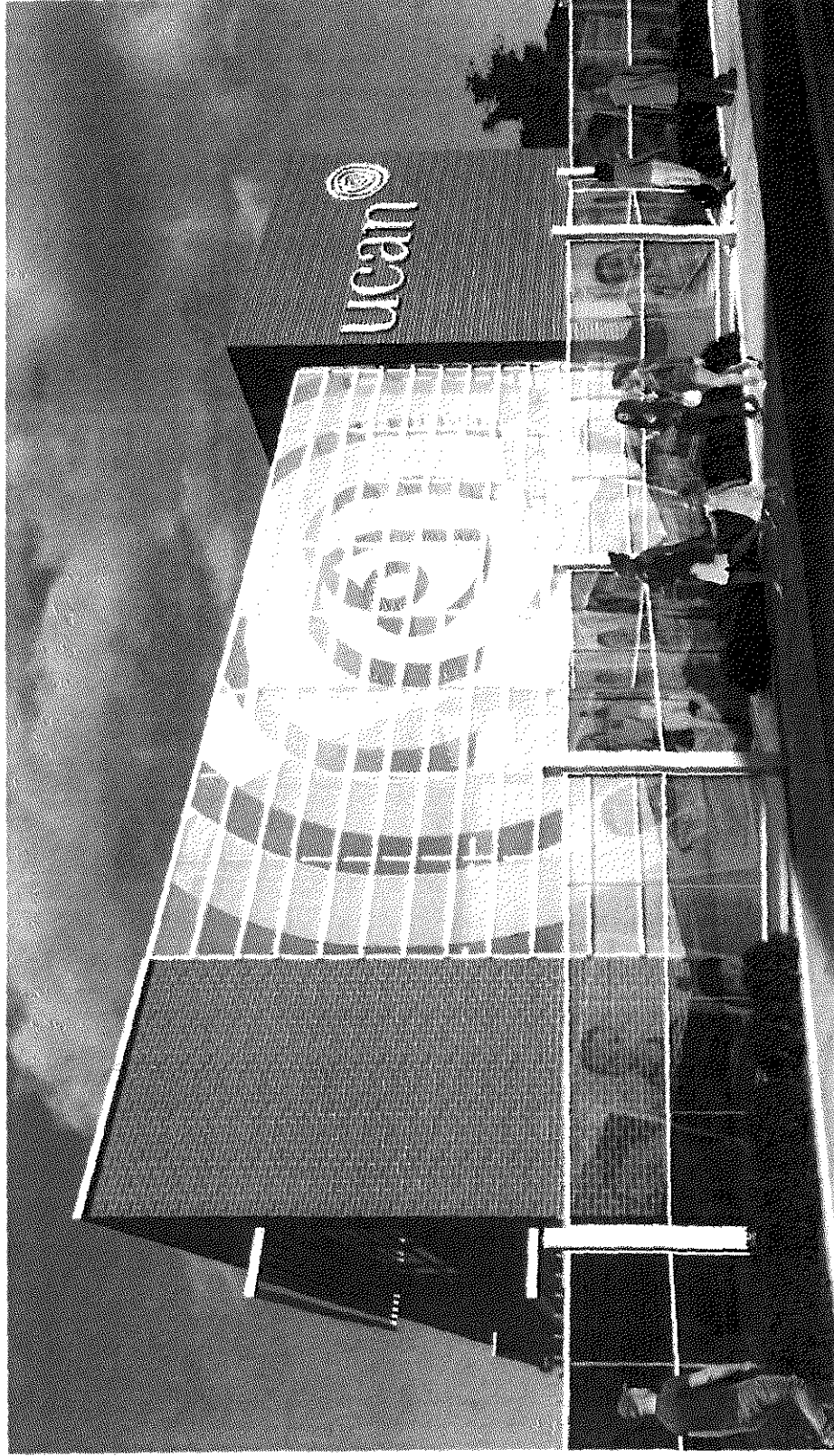
NORTH ELEVATION - OFFICE FACILITY



EAST ELEVATION - OFFICE FACILITY

# Program Services & HQ Building

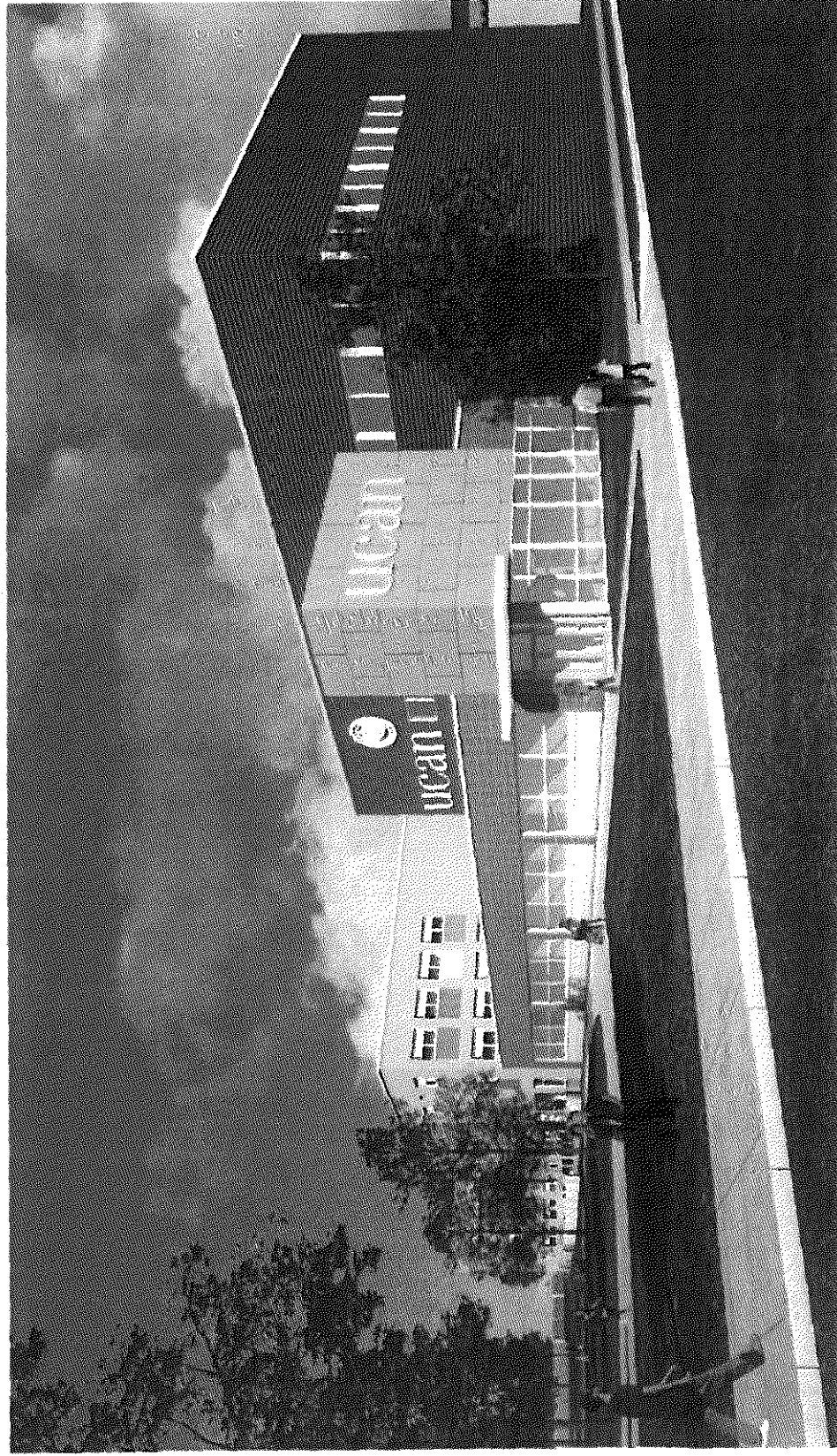
## Rendered Street View SW



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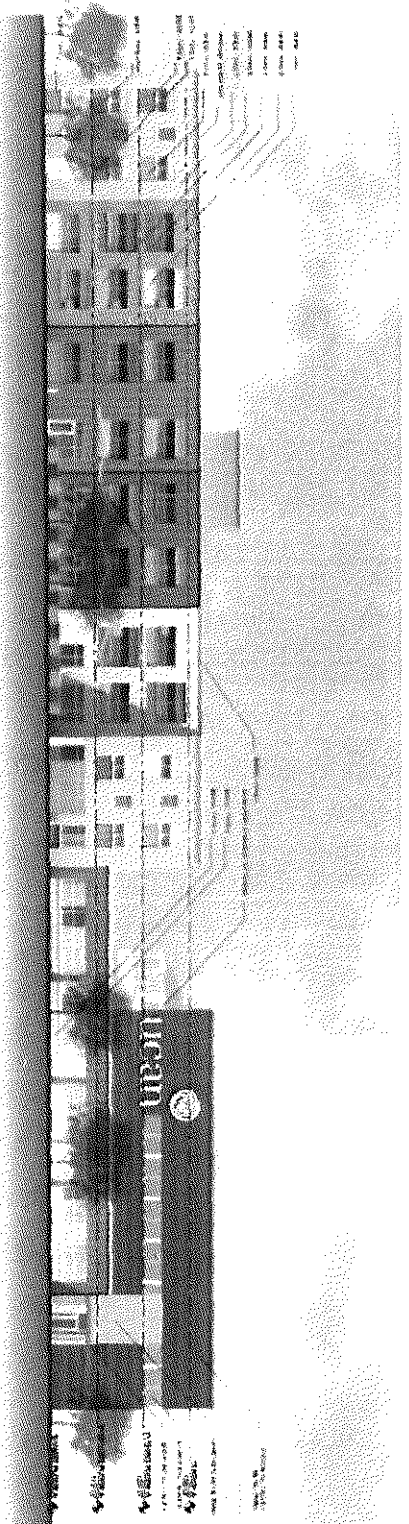


# Therapeutic Youth Home Rendered Street View NW

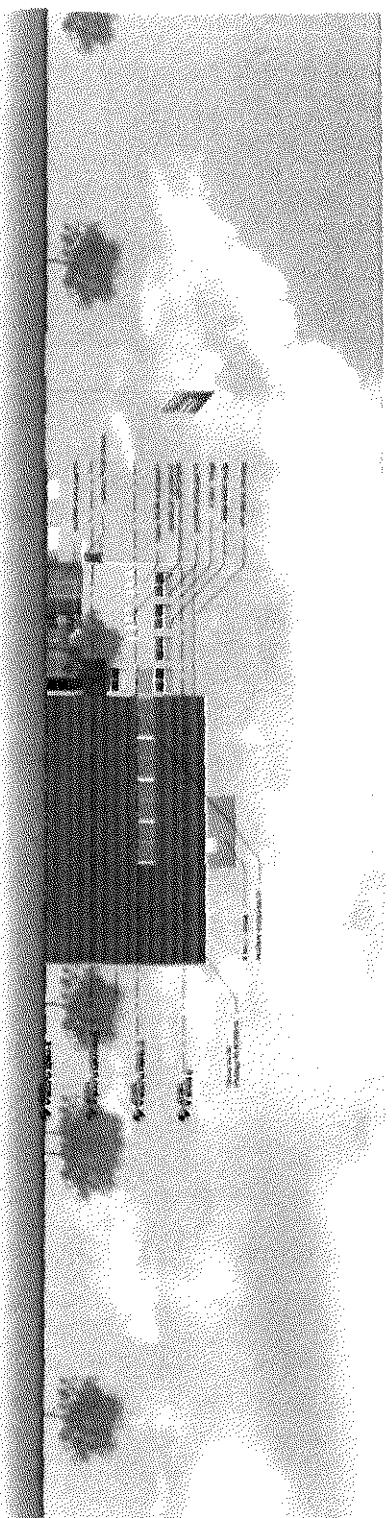


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# Program Transitional Living – South & East Façades



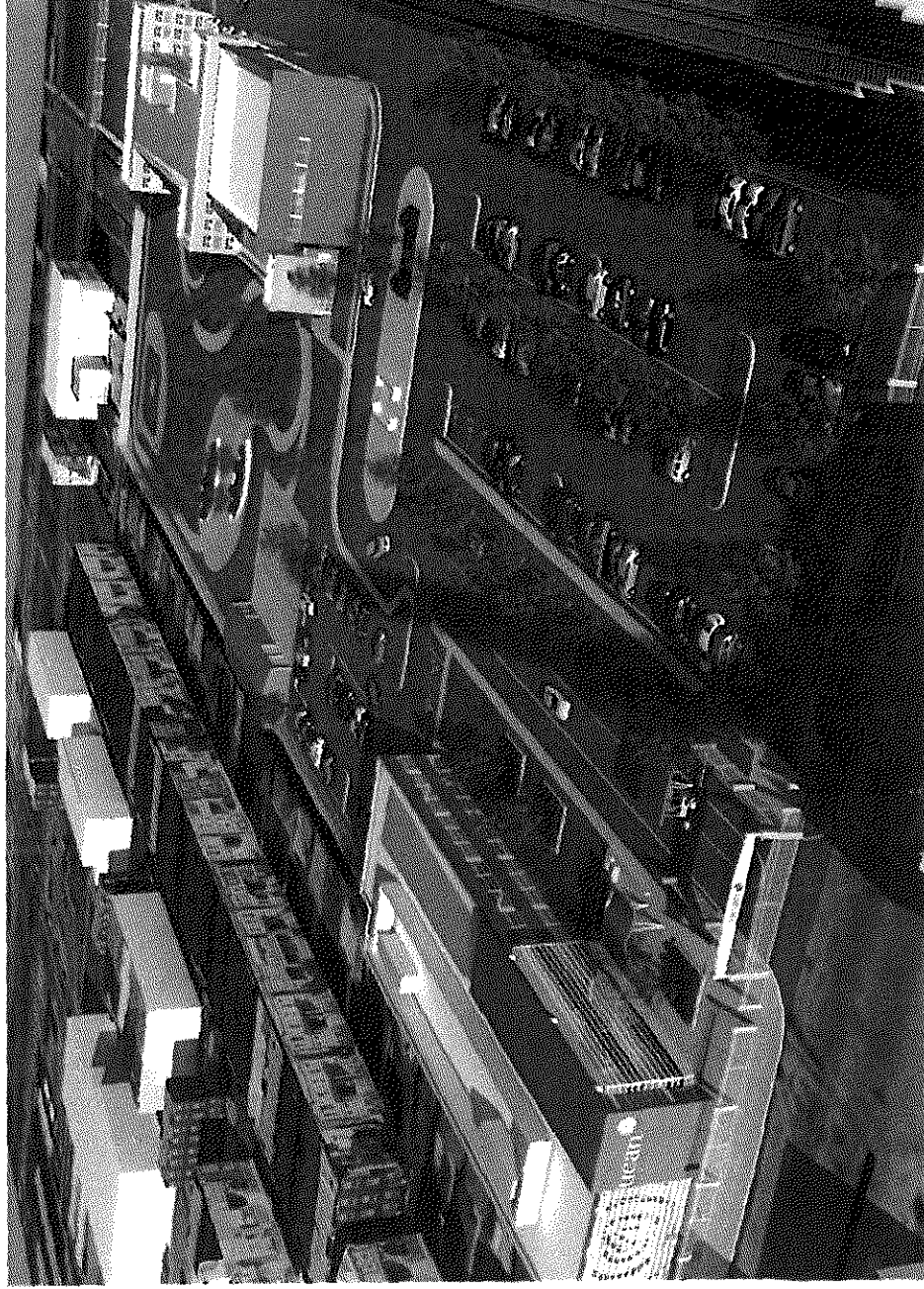
SOUTH ELEVATION - TRANSITIONAL LIVING FACILITY



EAST ELEVATION - TRANSITIONAL LIVING FACILITY



# Campus Aerial View SW



9

# NEAL & LEROY, LLC

203 North LaSalle Street, Suite 2300 | Chicago, Illinois 60601-1243 | telephone 312.641.7144 | facsimile 312.641.5137 | www.nealandleroy.com

Carol D. Stubblefield  
Attorney at Law

June 7, 2013

**VIA CERTIFIED MAIL**

Black Contractors United  
1200 Marshfield Street  
Calumet Park, Illinois 60827  
Attention: Belinda Henderson

**Re: 3700 West Fillmore Street, Chicago, Illinois**

Dear Ms. Henderson:

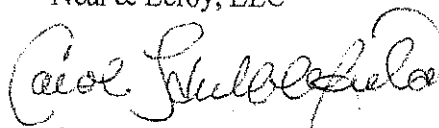
Our firm, Neal & Leroy, LLC has been engaged by Uhlich Children's Advantage Network ("UCAN") to assist them in their development of the property located at 3700 block of West Fillmore Street, Chicago, Illinois. UCAN plans to construct a two-building campus. One building will house a 59,000 square foot therapeutic youth home and the second building of approximately 31,200 square feet will house UCAN's program offices.

UCAN has chosen Gilbane Building Company and UJAMMA Construction Company to be the general contractors for the project. The project will require participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. This is an approximately \$27 million dollar project that will have many opportunities for minority business enterprise participation and women business enterprise participation. Attached to this letter is the contact information for the general contractors.

At your request, the general contractors will meet with a representative of your organization to present the project budget and schedule. At your request, the general contractors will also provide your organization with one copy of the project bid documents (including plans and specifications).

UCAN is requesting that you make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call the representatives at Gilbane and UJAMMA.

Sincerely,  
Neal & Leroy, LLC



Carol D. Stubblefield

Enclosures

UCAN  
General Contractors

Todd Pressley  
UJAMMA Construction Inc.  
Vice President  
7744 South Stony Island  
Chicago, Illinois 60649  
(773) 933-2255

Tony Tysinger  
Gilbane  
Project Executive  
8550 West Bryn Mawr Avenue, Suite 500  
Chicago, Illinois 60631  
(773) 695-3516

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BLACK CONTRACTORS UNITED  
ATTN: BELINDA HENDERSON  
1200 MARSHFIELD STREET  
CALUMET PARK, ILLINOIS 60827

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CHICAGO, IL 60609	
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## CITY COUNCIL

### CITY OF CHICAGO

COUNCIL CHAMBER  
CITY HALL-ROOM 200  
121 NORTH LA SALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: 312-744-6839  
FAX: 312-744-4229

### COMMITTEE MEMBERSHIPS

CITY COUNCIL

BUDGET AND GOVERNMENT OPERATIONS

ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT

HOUSING AND REAL ESTATE

HUMAN RELATIONS

LICENSE ON CONSUMER PROTECTION

COMMITTEES, RULES AND ETHICS

### MICHAEL D. CHANDLER

ALDERMAN, 24TH WARD  
1158 SOUTH KEELER STREET  
CHICAGO, ILLINOIS 60624  
TELEPHONE: 773-533-2400  
FAX: 773-722-2400

E-MAIL: MICHAEL.CHANDLER@CITYOFCHICAGO.ORG

May 29, 2013

Andrew J. Mooney  
Commissioner  
Housing and Economic Development  
City of Chicago  
121 N. LaSalle Street - 10<sup>th</sup> Floor  
Chicago, Illinois 60602

RE: Applicant: Uhlich Children's Advantage Network ("UCAN")  
Matter: Negotiated Sale Application for Acquisition of City Parcel  
PIN: 16-14-325-047


Dear Commissioner Mooney:

As Alderman of the 24<sup>th</sup> Ward, I am writing to express my full support of UCAN's request to acquire that City of Chicago owned property commonly known as 1106-1112 South Central Park Avenue (PIN: 16-14-325-047).

To that end, please process the Negotiated Sale Application for the transfer of the Property to UCAN at your earliest convenience. This will ensure that the development proposed by UCAN, including a therapeutic youth home with administrative offices, can move forward in a timely manner. Further, kindly have this matter placed on the next available Community Development Commission agenda.

Thank you for your cooperation in this matter. If you have any questions, please do not hesitate to contact me at (773) 533-2400.

Sincerely,

  
Alderman Michael Chandler  
24<sup>th</sup> Ward

cc: Michelle Nolan (Housing and Economic Development)

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE  
CITY OF CHICAGO**

**RESOLUTION NO. \_\_ - CDC -**

**AUTHORIZATION TO NEGOTIATE A  
REDEVELOPMENT AGREEMENT WITH UHLICH CHILDREN'S ADVANTAGE  
NETWORK (UCAN)**

**AND  
RECOMMENDATION TO  
THE CITY COUNCIL OF THE CITY OF CHICAGO  
FOR THE DESIGNATION OF UHLICH CHILDREN'S ADVANTAGE NETWORK  
(UCAN)  
AS DEVELOPER**

**WHEREAS**, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

**WHEREAS**, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

**WHEREAS**, the City Council, upon the Commission's recommendation pursuant to Resolution 97CDC-78 and pursuant to the Act, enacted three ordinances on February 5, 1998 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Homan/Arthington Redevelopment Project Area (the Area), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

**WHEREAS**, Uhlich Children's Advantage Network (UCAN) (the Developer), has presented to the City's Department of Housing and Economic Development (HED) a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the construction of a two building therapeutic youth campus with outdoor green space and parking (the Project); and

**WHEREAS**, HED requests that the Commission recommend to City Council that the Developer

be designated as the developer for the Project and that HED be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

**BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:**

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that HED be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: \_\_\_\_\_, 2013

Attachment: Exhibit A, Street Boundary Description

## **EXHIBIT A**

### Street Boundary Description of the Homan/Arthington Tax Increment Financing Redevelopment Project Area

The Area is generally bounded by the B & O Railroad on the north, Central Park Avenue on the east, Grenshaw on the south, and Independence Boulevard on the west.